



Lilypad Yapton Lane, Walberton BN18 0AR

£495,000 Freehold



3 Bedrooms



2 Bathrooms



1 Reception Room

Sw

Sims Williams

Key Features

- Detached Chalet
- Views Over Farmland
- Open Plan Living Space
- Ground Floor Bedroom
- Ground Floor Shower Room
- 2 First Floor Bedrooms
- Large Family Bathroom
- Westerly Rear Garden
- Garage & Parking

EPC Rating

Current = D

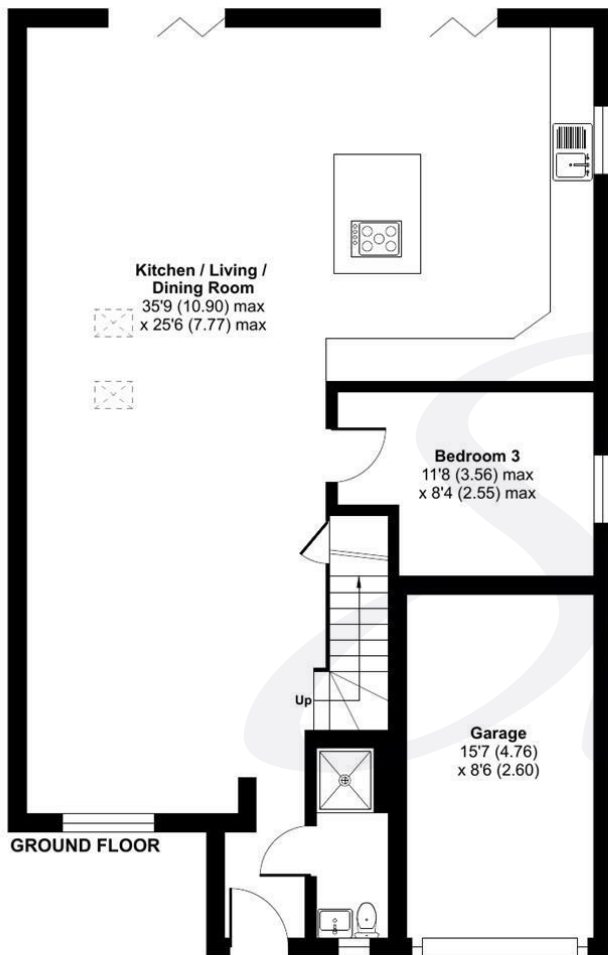
Potential = A

Council Tax Band

Band = E

Tenure - Freehold





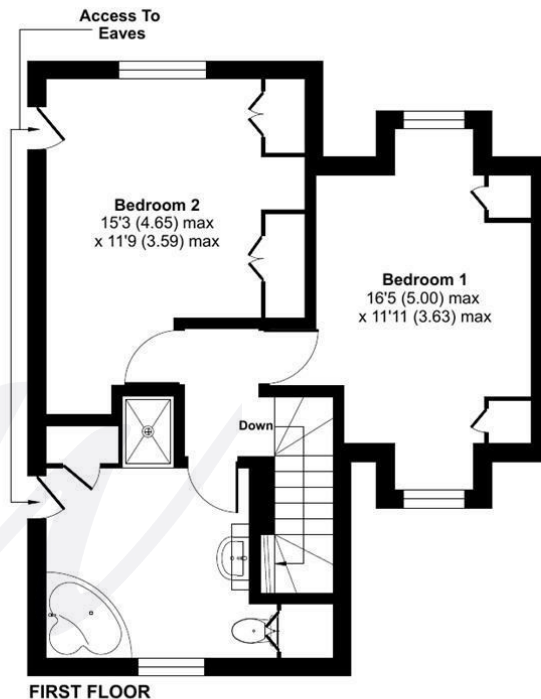
GROUND FLOOR

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1460 sq ft / 135.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.
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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.